003.0	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	936,000	/	936,000
USE VALUE:	936,000	/	936,000
ASSESSED:	936,000	/	936,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOCCHI STEPHEN P
Owner 2:	
Owner 3:	
Street 1:	29 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZOCCHI MARY L -
Owner 2:	LIFE ESTATE -
Street 1:	29 MILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,537 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Asbestos Exterior and 3062 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4537.000	486,700	4,400	444,900	936,000
Total Card	0.104	486,700	4,400	444,900	936,000
Total Parcel	0.104	486,700	4,400	444,900	936,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.73 | /Parcel: 305.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

2776

GIS Ref

GIS Ref

Insp Date

09/01/17

!276!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	487,200	4400	4,537.	444,900	936,500	936,500	Year End Roll	12/18/2019
2019	104	FV	373,200	4400	4,537.	472,700	850,300	850,300	Year End Roll	1/3/2019
2018	104	FV	373,200	4400	4,537.	344,800	722,400	722,400	Year End Roll	12/20/2017
2017	104	FV	347,000	4400	4,537.	300,300	651,700	651,700	Year End Roll	1/3/2017
2016	104	FV	347,000	4400	4,537.	255,800	607,200	607,200	Year End	1/4/2016
2015	104	FV	308,700	4400	4,537.	250,200	563,300	563,300	Year End Roll	12/11/2014
2014	104	FV	308,700	4400	4,537.	205,800	518,900	518,900	Year End Roll	12/16/2013
2013	104	FV	321,400	4400	4,537.	195,800	521,600	521,600		12/13/2012

PRINT

Date	Time
12/10/20	16:06:41

LAST REV

Date	Time
09/25/17	12:07:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOCCHI MARY L	1355-41		6/17/2008	Family	1	No	No		
ZOCCHI MARY L	1161-134		9/19/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2005	438	Re-Roof	6,000					
12/3/2002	993	Redo Bat	9,800					
6/29/1998	422	Manual	4,950					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
9/20/1999	Meas/Inspect	267	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2776
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4537		Sq. Ft.	Site		0	80.	1.23	1									444,887						444,900	

Total AC/HA: 0.10416 | Total SF/SM: 4537 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,887 | Spl Credit | Total: 444,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99296910
Const Adj.:	0.94080186
Adj $ / SQ:	158.812
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661216
Depreciation:	174561
Depreciated Total:	486655

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

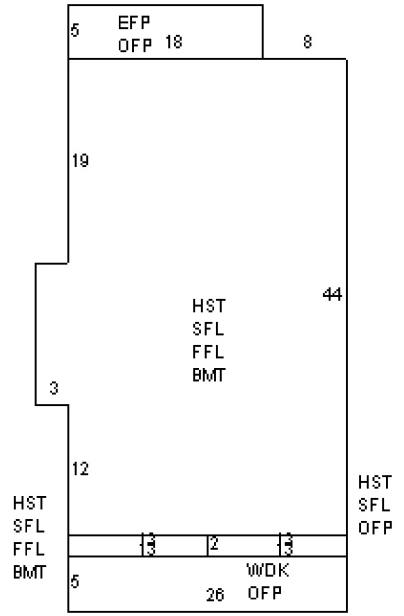
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.81
Special Features:	0	Val/Su Net:	102.74
Final Total:	486700	Val/Su SzAd	158.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,235	158.810	196,133
BMT	Basement	1,209	47.640	57,601
FFL	First Floor	1,209	158.810	192,003
HST	Half Story	618	158.810	98,066
OFP	Open Porch	246	21.830	5,371
WDK	Deck	130	12.880	1,675
EFP	Enclos Porch	90	54.070	4,867

Net Sketched Area:	4,737			Total:	555,716
Size Ad	3061.5	Gross Are	5354	FinArea	3062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1928	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400